



vision

Garrard County, Kentucky Economic Development



Overview

I. Introduction

- Garrard County and Lancaster
- Garrard County Strengths
- Economic Development Leadership
- Creation of the Economic Development Office

II. Update on Current Garrard County Economic Development

- Historic Challenges
- Current Projects Promoting Growth

III. Garrard County Outlook to 2010 and Beyond

- Strategic Goals and Specific Objectives

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- Lancaster (County Seat):
Population: 4,000
- 25 miles South of Lexington
- 15 miles West of Interstate 75
- 35 miles to Bluegrass Airport

Garrard County Strengths



- Will do attitude
- Strong political leadership
- Geographic location: Less cost with ease of access
- County incentives
- Educational opportunities
- Comprehensive community development
- International connections



Historical and Projected Populations

Garrard County is projected to grow 25% in the next 10 years.

	Kentucky	Garrard County
Census 1990	3,686,891	11,579
Estimate 1995	3,887,427	13,061
Census 2000	4,041,769	14,792
Projection 2005	4,165,814	16,393
Projection 2010	4,326,490	18,251
Projection 2015	4,502,595	19,862
Projection 2020	4,660,703	21,224
Projection 2025	4,799,443	22,354
Projection 2030	4,912,621	23,254



Population by Selected Age Groups

Nearly 50% of Garrard County's population is under 35 years of age.

2007	Garrard County		Labor Market Area	
	Number	Percent	Number	Percent
Under 15	2,940	17.5	107,424	18.4
15-24	2,170	12.9	83,832	14.4
25-34	2,468	14.7	91,745	15.7
35-44	2,559	15.2	84,710	14.5
45-54	2,543	15.1	81,915	14.1
55-64	1,917	11.4	62,725	10.8
65-74	1,239	7.4	38,277	6.6
75 and older	1,001	5.9	32,278	5.5
Median Age	38.4		36	

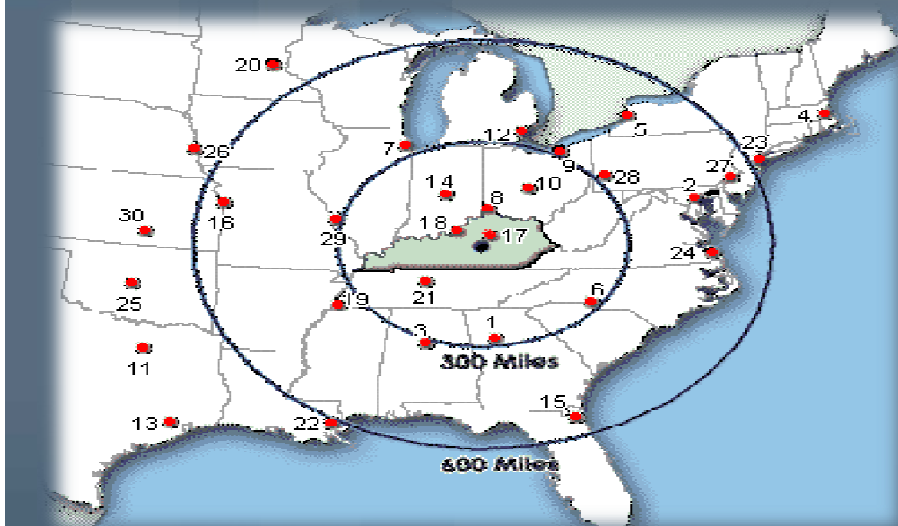


Garrard County Population Projections

Top 15 Kentucky Counties for Population Growth Between 2000 and 2006

1.	Spencer	40.0%
2.	Boone	28.0%
3.	Scott	25.8%
4.	Oldham	19.7%
5.	Shelby	19.1%
6.	Bullitt	19.0%
7.	Jessamine	14.7%
8.	Garrard	14.5%
9.	Nelson	12.3%
10.	Trimble	11.7%
11.	Madison	11.5%
12.	Grant	10.7%
13.	Montgomery	10.3%
14.	Warren	9.5%
15.	Anderson	9.3%

Garrard County Location



Percent of U.S. Within 600 Miles of Garrard County

Population: 51%

Personal Income: 50%

Retail Sales: 49%

Manufacturing Employment: 57%

Highway Distance to Selected Market Centers

City	Miles	City	Miles	City	Miles
1. Atlanta, GA	360	11. Dallas, TX	863	21. Nashville, TN	203
2. Baltimore, MD	561	12. Detroit, MI	390	22. New Orleans, LA	735
3. Birmingham, AL	394	13. Houston, TX	1,058	23. New York, NY	728
4. Boston, MA	942	14. Indianapolis, IN	219	24. Norfolk, VA	606
5. Buffalo, NY	565	15. Jacksonville, FL	696	25. Oklahoma City, OK	864
6. Charlotte, NC	380	16. Kansas City, MO	617	26. Omaha, NE	800
7. Chicago, IL	400	17. Lexington, KY	25	27. Philadelphia, PA	663
8. Cincinnati, OH	127	18. Louisville, KY	90	28. Pittsburgh, PA	416
9. Cleveland, OH	378	19. Memphis, TN	413	29. St. Louis, MO	367
10. Columbus, OH	234	20. Minneapolis, MN	811	30. Wichita, KS	817



Garrard County Centered on Education

- Many colleges and universities all within 90 miles of Garrard County, Kentucky



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Garrard County Economic Development Leadership



- **State Representative Lonnie Napier**
 - 24 year member of Kentucky General Assembly
 - Appropriations and Revenue Committee Member
 - Subcommittee Member on Economic Development and Tourism
 - Transportation Committee Member
 - Owner of three clothing businesses on Lancaster Square



- **Garrard County Judge/Executive John Wilson**
 - Attorney
 - University of Kentucky graduate
 - Worked on staff in Kentucky General Assembly
 - Understands the State and Federal Appropriations Process



Garrard County Economic Development Leadership



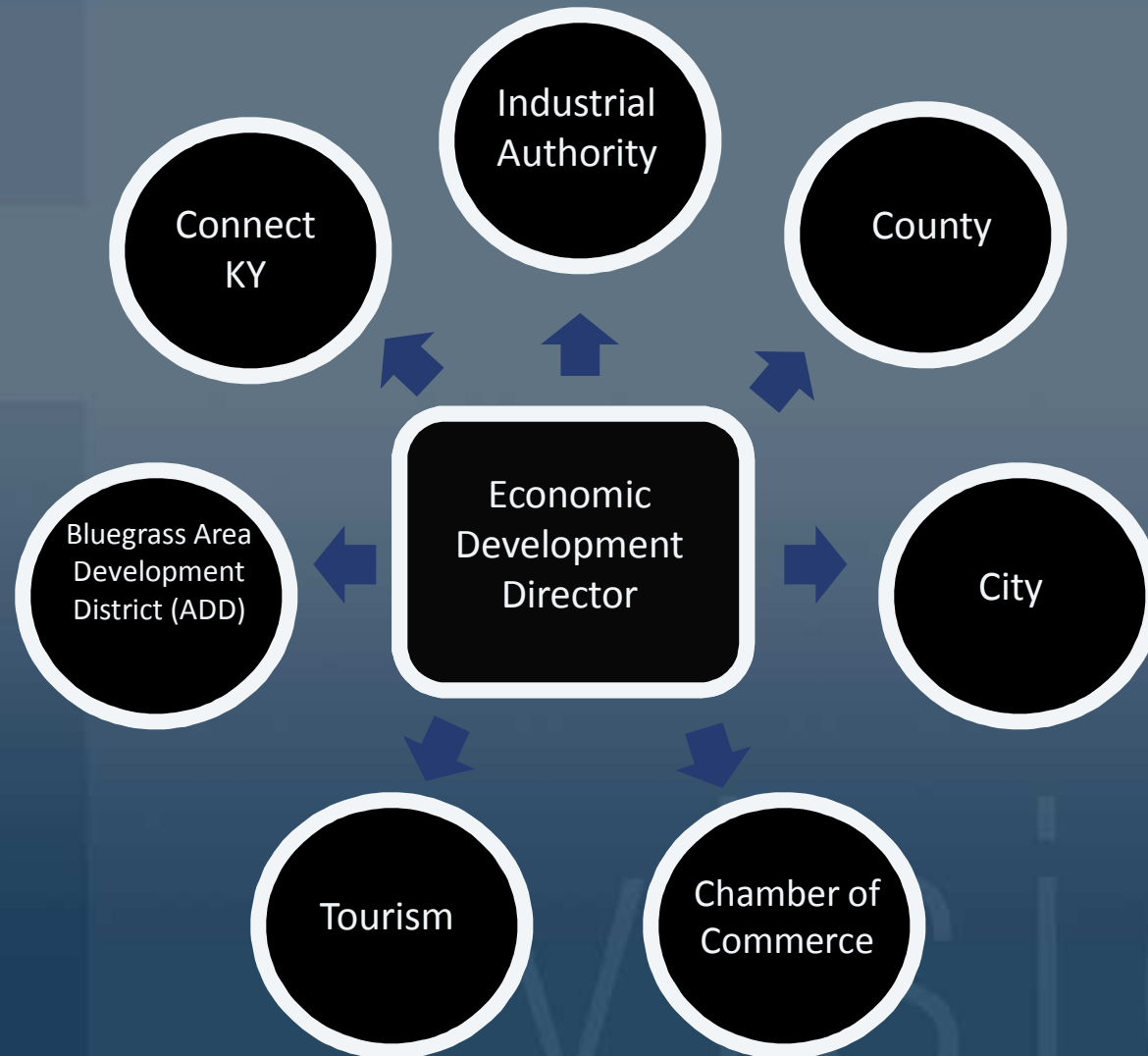
- **Mayor Don Rinthen**
 - Veteran, 20 years service in the U.S. Navy
 - Two Executive Chef degrees
 - Auto mechanic degree
 - Owner of Don's Marathon, Inc.



- **Economic Development Director Nathan Mick**
 - Former Deputy Chief of Staff to Senator Chuck Hagel (R-NE)
 - 5.5 years of experience in Washington, DC
 - Former Deputy Campaign Manager for U.S. Senate race
 - Traveled to over 30 countries
 - Masters Degree in Strategic Studies from the U.S. Naval War College
 - Centre College graduate



Creation of Economic Development Office of Garrard County





Update on Current Garrard County Economic Development

- Historic Challenges for Garrard County

- 67% of citizens work outside the county
- Overcrowded schools
- Road access to Lexington and I-75
- Limited amenities
 - Restaurants
 - Performing Arts
 - Recreation



Update on Current Garrard County Economic Development

- \$25 million high school under construction
- Lancaster Higher Education Center will enroll over 500 students (partnership between Bluegrass Technical College and Eastern Kentucky University)
- Highway 27 to Lexington and Highway 52 to I-75 are expanding
- \$12 million Justice Center to be built on Lancaster's Square
- Multi-million dollar Grand Theater renovation and opening
- State Park development on Herrington Lake

Spec Building



Building Information

- Address:
 - Garrard County Industrial Park
 - 210 Precision Court
- Year Established: 1997
- Square Footage: 31,875
- Primary Usage: Manufacturing Services
- Construction: Metal Steel
- Floor: DGA
- Floor Dimensions: 150 x 200
- Center Height: 32 Feet
- Eve Height: 26 Feet
- Total Acreage: 5 acres
- Drive-in Doors: 1

Price/Remarks

- Price: \$375,000
- Ownership: Garrard County Industrial Authority

Industrial Park Information

- 12 acres available
- \$12,500 per acre

Utilities

- Electric: Kentucky Utilities Company, 3-Phase Available
- Gas: Western Kentucky Gas Company, 2-inch line on site
- Water: Lancaster Water Works, 6-inch line on site
- Sewer: Lancaster Sewer Works, 8-inch line on site

Transportation

- Rail Service: None
- Road Access: Kentucky Highway 52 and US 27
- Commercial Airport: Bluegrass Airport, Lexington, KY 35 mi
- Local Airport: Danville-Boyle County Airport, 16 mi

Grand Theater

History

- Built from the plans of a New York Opera House in 1925
- Contains six original chandeliers from casings of Model T Fords
- First air conditioned building in the community

Plans

- Governor's Office for Local Development (GOLD) announced that the Garrard County will receive \$250,000 in funding from the Community Economic Growth Grant (CEGG) program for renovation of the Grand Theater
- Nearly \$1 million in public/private funding currently available for renovation of the Grand Theater
- Opening by Fall of 2009
- Used for 2010 Equestrian Game Entertainment
- Encourage Restaurant/Retail Development



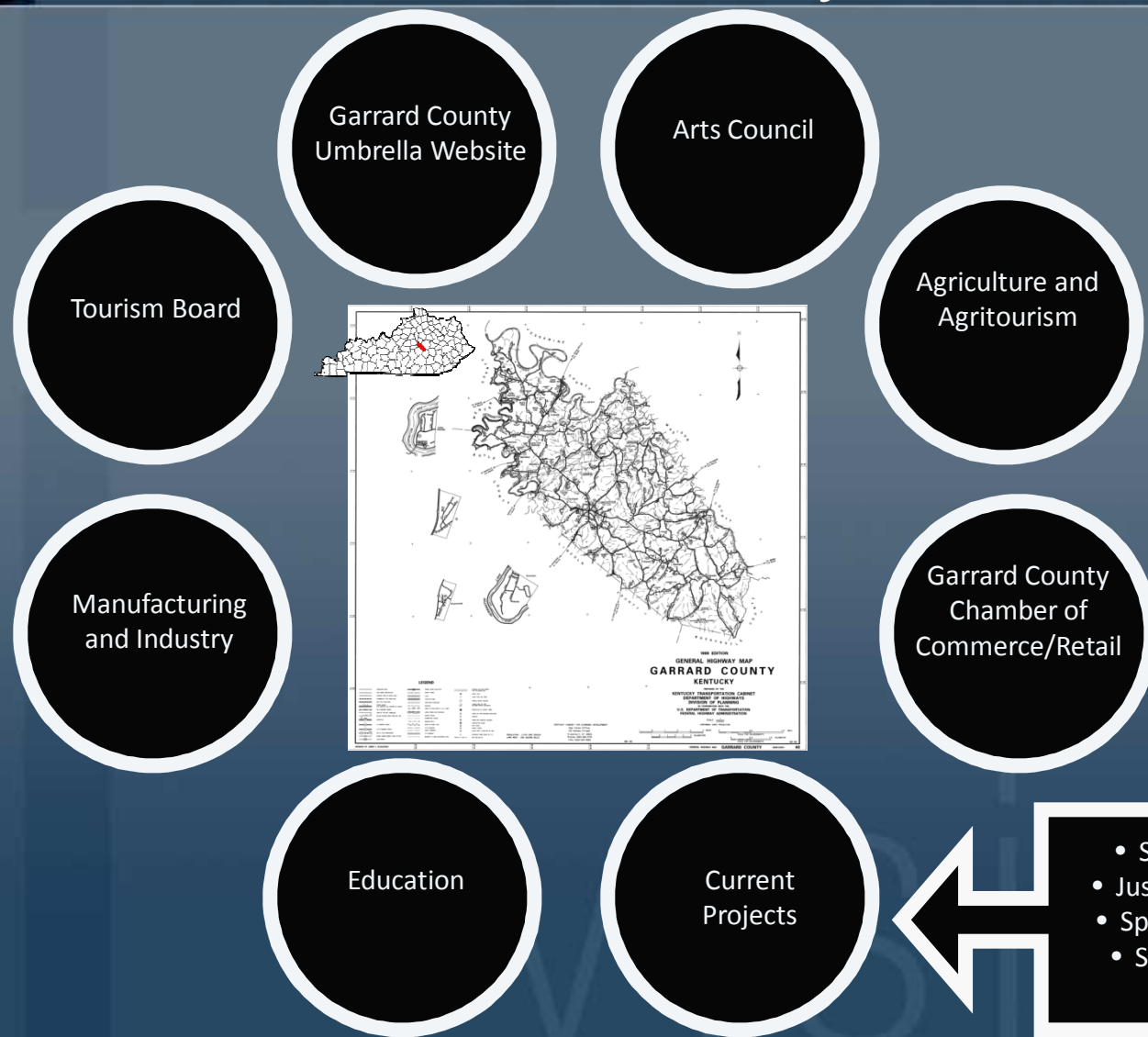


Update on Current Garrard County Economic Activity

- Other Developments

- Stockyards
- 7 Acres of Commercial Development on Highway 27
- State Park \$25 Million Project
- Lancaster Higher Education Center
 - Partnership between Eastern Kentucky University and Bluegrass Technical College

Comprehensive Community and Economic Development for Garrard County





Garrard County Outlook to 2010 and Beyond

Strategic Goals and Specific Objectives

- Fully integrated community economic development model in cooperation with all regional plans for the Bluegrass and Central Kentucky region
- Road Projects Completed: Lexington via Highway 27 and I-75 via Highway 52
- Industrial Park at maximum capacity
- 500 students enrolled at Lancaster Higher Educational Center
- State Park and \$25 million lodge operational for conferences, events, vacations, etc.
- Judicial Center completed and bringing business to Lancaster square
- New Garrard County High School open
- Grand Theater open with full season scheduled
- Restaurant and retail development with alcohol option



Closing Comments

- Questions, Recommendations, Comments
- Contact Information

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